

WARWICK TOWNSHIP
Board of Supervisors' Public Meeting Minutes
April 19, 2021
Virtual Meeting

Members Present: Judith A. Algeo, Esq, Chair
John W. Cox, Vice Chairman
Edward P. Thompson, Jr., Member

Others Present: Kyle Seckinger, MPA, Township Manager
Brandy McKeever, Director of Planning and Zoning
Mark Goldberg, Chief of Police
Michael Sullivan, WTWSA Executive Director
Mary Eberle, Esq., Township Solicitor
Michele Fountain, P.E., Township Engineer
Skye Sorresso, Assistant to the Manager

CALL TO ORDER:

The Warwick Township Board of Supervisors' April 19, 2021, public meeting was called to order at 7:00 p.m., by Judith Algeo, Chair, who then led attendees in the pledge of allegiance.

EXECUTIVE SESSION

The Board of Supervisors met to discuss matters of litigation and personnel.

APPROVAL OF MINUTES:

→ *Monday, March 15, 2021, Board of Supervisors' Meeting Minutes*

Motion by Mr. Cox to approve the Monday, March 15, 2021, Board of Supervisors' Meeting Minutes.

Second to motion by Mr. Thompson, Chair Algeo invited comment or discussion. There being none, the vote was called.

Motion passed unanimously.

ANNOUNCEMENTS:

Mr. Seckinger reminded everyone about Park and Recreation's 10th Annual Spring Cleaning Flea market being held on May 1st, from 8 AM to 12 PM. Vendor spots can be reserved for \$15 dollars until April 23rd by visiting warwickrec.com.

CITIZEN COMMENT: None

MANAGER'S REPORT:

→ 1. *LD 20-02: Kampus Klothes (Campus Dr) – To Consider Preliminary Plan Approval*

Mr. Seckinger provided a brief introduction to the project. The applicant proposes a 42,000 SF warehouse building on lots 15 & 16 of the Warwick Business Campus industrial park.

On March 3, 2021, the applicant presented a previous preliminary plan to the Township Planning Commission. The Commission recommended preliminary approval conditioned on compliance with the CKS review letter dated February 23, 2021, and the Township staff review letter dated February 24, 2021. The Commission recommended granting a waiver from physical parking barriers and additional sidewalk width so long as tire stops are installed, a waiver from grading within five feet of a property line as long as permission is received, a waiver from handicap parking space width, and a waiver from sidewalks along Campus Drive as long as a fee-in-lieu-of is provided.

On March 15, 2021, the Township received a revised preliminary plan submission intended to address many of the comments listed in the review letters.

On April 6, 2021, the applicant received a verbal Zoning Hearing Board variance with conditions to construct a building within 500 feet of a residential district or residential use. The formal written decision is being prepared.

The applicant is before the Board seeking preliminary plan approval.

Mr. Daniel Lyons, attorney for the applicant, informed the Board that the applicant is seeking an additional waiver from section three (3), item four (4) of the April 9, 2021, Township staff review letter requiring the width of all handicap parking spaces to be no less than ten (10) feet.

Mr. Cox asked if the ten (10) feet minimum space width was a State or Township requirement. Mr. Cunningham, Engineer to the Applicant, clarified that it is a requirement set by the Township.

Ms. Fountain asked Mr. Cunningham to provide the proposed width of the handicap spaces. Mr. Cunningham stated that the spots are eight (8) feet wide with adjacent striped islands. Ms. Fountain had no concerns with the applicant's waiver request.

Mr. Cox asked the applicant what plantings will be placed between the proposed property and the neighboring residential properties. Mr. Cunningham stated that the berm will be supplemented with evergreen trees where the buffer is found to be inadequate.

Ms. Fountain then asked Mr. Cunningham if there was any opposition to the placement of a note on the plan stating that the Township will inspect the buffer to ensure there are no bare areas before certifying the project as complete. Mr. Cunningham confirmed the applicant's willingness to comply.

Mr. Thompson inquired as to whether the shade trees in the parking lots are shown on the current plans. Mr. Cunningham confirmed that they are shown on the islands located on the landscaping plans.

Due to the pending Zoning Hearing Board decision issuance and subsequent thirty-day appeal period, Ms. Eberle recommended the Board's approval be conditioned on final, unappealable Zoning Hearing Board relief.

Motion by Mr. Cox to grant LD 20-02: Kampus Klothes (Campus Drive) preliminary plan approval subject to the following conditions:

- 1. Compliance with the Staff Review Letter dated April 9, 2021.**
- 2. Compliance with the CKS Review Letter dated April 8, 2021.**
- 3. Compliance with the Bucks County Planning Commission Letter dated February 23, 2021.**
- 4. Granting of waivers as requested in the Holmes Cunningham Letter dated March 12, 2021.**
- 5. Waiver of Staff Review Letter section three (3), item four (4), contingent on CKS Engineers' approval of final handicap parking design.**
- 6. Issuance of written Zoning Hearing Board decision and completion of thirty-day appeal period.**

Second to motion by Mr. Thompson, Chair Algeo invited comment or discussion. There being none, the vote was called.

Motion passed unanimously.

→ 2. *ORD 2021-01: Wastewater Disposal Amendment – To Consider Advertisement*

Mr. Seckinger introduced the Ordinance 2021-01: Wastewater Disposal Amendment on behalf of the Warwick Township Water & Sewer Authority.

Mr. Michael Sullivan, Director of the Warwick Township Water & Sewer Authority, provided a brief background on the proposed ordinance. Mr. Sullivan explained that the Warminster Municipal Authority (WMA) was mandated to establish an Industrial Pre-Treatment Program by the Environmental Protection Agency. In doing so, the WMA provided a suggested draft ordinance to the Township for consideration.

Mr. Sullivan stated that he worked closely with the Township Solicitor and Township Staff to modify the ordinance. The proposed changes ensure that it only applies to the areas of Warwick that are tributary to Warminster.

Motion by Mr. Cox to authorize advertisement of ORD 2021-01: Wastewater Disposal Amendment.

Second to motion by Mr. Thompson, Chair Algeo invited comment or discussion. There being none, the vote was called.

Motion passed unanimously.

→ *Treasurer's Report for March 2021*

For the month of March 2021, revenues outpaced expenditures by \$1,020,596.

Real Estate Transfers posted \$19,593, Earned Income Taxes posted \$314,815, Local Service Tax posted \$6,467 and Building Permits posted \$7,138.

Fund balances for March 2021 are as follows, subject to audit:

General Fund	\$	9,994,885
Firehouse and Equipment	\$	657,172
Road Machinery Fund	\$	30,385
General Obligation / Sinking Fund	\$	333
Capital Projects Fund	\$	33,500
Highway Aid Fund	\$	543,589
Parks and Recreation	\$	428,852
Parks and Recreation Capital Fund	\$	509,494
Capital Reserve	\$	223,484
Total	\$	12,421,694

Motion by Mr. Cox to approve the Treasurer's Report for March 2021, subject to audit.

Second to motion by Mr. Thompson. Chair Algeo invited comment or discussion. There being none, the vote was called.

Motion passed unanimously.

→ *Bill Payments 4-5-21 & 4-19-21*

Mr. Seckinger requested a motion to approve the bill payments for April 5, 2021, totaling \$111,678.36, and April 19, 2021, totaling \$386,012.87, subject to audit.

Motion by Mr. Cox to approve the Bill Payments for April 5, 2021, and April 19, 2021, subject to audit. Second to motion by Mr. Thompson. Chair Algeo invited comment or discussion. There being none, the vote was called.

Motion passed unanimously.

■ **SOLICITOR'S REPORT:** None

■ **ENGINEER'S REPORT:** None

■ **OLD BUSINESS:** None

■ **NEW BUSINESS:**
Mr. Seckinger informed the Board that the 2021 road program held its pre-con meeting last week and construction will be commencing shortly.

■ **PUBLIC COMMENT:** None

■ **ADJOURNMENT:**

The April 19, 2021, Warwick Township Board of Supervisors' public meeting was adjourned at 7:18 p.m.

Respectfully submitted,



Kyle W. Seckinger, MPA
Township Manager

These minutes were approved at the
Board of Supervisors' meeting held 5/17